

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, September 19, 2013 at 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

A. Case: Z07-009 Administrative Amendment
Applicant: Jhunday Wali Ma Grand, LLC
Attorney: Raj Gupta
Block: 18704 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Amendment to a major site plan that was originally approved for 39 units (14 one bedroom units and 25 two bedroom units) to now be 36 units (33 two bedroom units and 3 one bedroom units). Applicant is seeking approval under the New Jersey Housing and Mortgage Finance Agency CHOICE program, and no more than 10% of the units are permitted to be one bedroom, requiring them to amend the original number of units. The number of parking spaces, height, setback, and footprint all remains the same as the original approval.

7. Case: Z13-019
Applicant: Dorothy Bromirski and Valerie Piccarillo
Attorney: Leonard P. Kiczek, Esq.
Address: 162 Grand Street
Block: 14206 Lots: 13
Zone: Paulus Hook Historic District
For: To construct an 8'6" rear yard deck
"c" Variance: Minimum rear yard setback
Carried from the July 18th and August 15th meeting

8. Case: Z08-008.1 Site Plan Amendment
Applicant: Roger Gupta
Attorney: Rita McKenna, Esq.
Address: 222-224 First Street
Block: 11402 Lots: 23
Zone: Harsimus Cove Historic District
For: Amendment to approved site plan to increase the building from a 4-story, 8-unit building to a 5-story, 8-unit building to use the basement level for living space.
"c" Variance: Height
Carried from the July 18th and August 15th meeting

9. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use to permit wireless communication antenna in the Historic District
Carried from the July 18th and August 15th meeting

10. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Address: 238 Fifth Street
Attorney: Judith A. Fairweather, Esq.
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
"d" Variances: Use (to permit wireless communication antenna in the Historic District
Carried from the July 18th and August 15th meeting

Cont. on other side →→→

11.

Case:

Applicant:

Attorney:

Address:

Block:

Zone:

For:

“c” Variances:

“d” Variances:

Z13-016

Julio Caro

Nicholas Corrado, Esq.

399 3rd Street

1108 Lot: 11

R-1 One and Two Family Housing District

Construction of a 3-family house on an undersized lot

Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage

Use

Carried from the July 18th and August 15th meeting

12.

Case:

Applicant:

Attorney:

Address:

Block:

Zone:

For:

“c” Variances:

“d” Variances:

Z13-017

Julio Caro

Nicholas Corrado, Esq.

401 3rd Street

1108 Lot: 10

R-1 One and Two Family Housing District

Construction of a 2-family house on an undersized lot

Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage

Use

Carried from the July 18th and August 15th meeting

13. MEMORIALIZATION OF RESOLUTIONS
14. Executive Session, as needed, to discuss litigation, personnel, or other matters

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON